



# COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR



KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET, ROOM 437  
LOS ANGELES, CALIFORNIA 90012

**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR

TELEPHONE  
(213) 974-2101

TELECOPIER  
(213) 626-1812

November 3, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**AGREEMENTS TO PURCHASE  
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES  
SUPERVISORIAL DISTRICT 3-AGREEMENT 2427  
SUPERVISORIAL DISTRICT 4-AGREEMENT 2400  
(3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve and instruct the Chairman to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the City of Calabasas and the City of Long Beach pursuant to the Revenue and Taxation Code, with revenue to be provided to recover all back property taxes, penalties and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

**PURPOSE OF RECOMMENDED ACTION**

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to each agreement indicates the legal description and selling price of the parcels.

Upon approval, the enclosed agreements and copies are to be signed by the Chairman and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

Approval of these agreements is also in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered and limited use parcels are identified for appropriate public purposes.

### **JUSTIFICATION**

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by two public agencies. The first agreement is with the City of Calabasas. It is the intent of this agency to utilize this property for open space purposes. The second agreement is with the City of Long Beach which intends to utilize these properties for parkland purposes.

### **FISCAL IMPACT / FINANCING**

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover all back property taxes, penalties and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2004/2005 Budget for publication costs. Publishing in accordance with Section 3798 of the Revenue and Taxation Code is the most cost-effective method of giving adequate notification to parties of interest.

### **FACTS AND PROVISIONS/ LEGAL REQUIREMENTS**

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

A summary of the public agencies' purchases are attached. These attachments indicate the affected Supervisorial District and the public use for which the properties are being acquired. Moreover, we have attached copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to each agreement is the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

The Honorable Board of Supervisors  
November 3, 2004  
Page 3

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

Upon approval of the attached agreement forms, the Department will need all original documents returned for submission to the State Controller.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark J. Saladino", with a horizontal line underneath the name.

MARK J. SALADINO  
Treasurer and Tax Collector

MJS:DJD:MD:js  
Bdltr.agreement.11-03-04

**Attachments**

c: Assessor  
Chief Administrative Officer  
County Counsel  
Auditor-Controller

ATTACHMENT "A"

COUNTY OF LOS ANGELES  
OFFICE OF THE TREASURER AND TAX COLLECTOR  
HALL OF ADMINISTRATION  
325 NORTH HILL STREET  
LOS ANGELES, CALIFORNIA 90012

HAROLD J. GETLY  
TAX COLLECTOR

November 17, 1970

W. T. KIRWEL  
CHIEF DEPUTY

ADOPTED  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

178

NOV 24 1970

Board of Supervisors  
383 Hall of Administration  
Los Angeles, California 90012

*J. J. Montell*

LEONARD J. MONTCELL  
EXECUTIVE SECRETARY

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

Board of Supervisors - Page 2 - November 17, 1970

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,



HAROLD J. OSTLY  
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board  
5 One for each Supervisor  
1 Chief Administrative Officer  
1 County Counsel  
6 Communications

**SUMMARY OF PUBLIC AGENCIES' PURCHASE**

**THIRD SUPERVISORIAL DISTRICT**

**AGREEMENT NUMBER 2427**

**AGENCY**

City of Calabasas  
Public Agency

Selling price of this parcel  
shall be \$ 12,950.00

Public Agency  
intends to utilize  
this property  
for open space  
purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM BID</u>
3 <sup>RD</sup>	CITY OF CALABASAS	2072-020-002	\$ 12,950.00

## SUMMARY OF PUBLIC AGENCIES' PURCHASE

### FOURTH SUPERVISORIAL DISTRICT

#### AGREEMENT NUMBER 2400

##### **AGENCY**

City of Long Beach  
Public Agency

Selling price of these parcels  
shall be \$ 3,926.00

Public Agency  
intends to utilize  
these properties  
for park  
purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM BID</u>
4 <sup>TH</sup>	CITY OF LONG BEACH	7202-028-044	\$ 2,701.00
4 <sup>TH</sup>	CITY OF LONG BEACH	7202-028-049	\$ 1,225.00

**AGREEMENT NUMBER 2427**

**CITY OF CALABASAS**

**THIRD SUPERVISORIAL DISTRICT**



MD



CITY of CALABASAS

DIST. 3  
A#2427

January 26, 2004

Ms. Sharon Perkins, Operations Chief  
Secured Property Tax Division  
County of Los Angeles, Treasurer and Tax Collector  
Kenneth Hahn Hall of Administration  
225 North Hill Street, Room #130  
P.O. Box 512102  
Los Angeles, CA 90051-0102

**SUBJECT: INTEREST BY THE CITY OF CALABASAS TO ACQUIRE A TAX  
DEFAULTED PROPERTIES WITHIN CALABASAS UNDER CHAPTER 8  
OF THE REVENUE AND TAXATION CODE**

Dear Ms. Perkins:

The City of Calabasas wishes to notify you that it opposes the public auction of four (4) tax-defaulted properties located in the City of Calabasas, listed below, as per Chapter 7 of the State Revenue and Taxation Code. These properties are described as follows:

- 2072-020-002 (Tract #8550 Lot 2 Blk 23) - Canyon Drive - The minimum bid is \$12,076 plus County of Los Angeles administration costs. The purpose of acquiring this property is for open space purposes.

- #2403 • ~~2072-030-016 (Tract #8092 Lot 32) - Valdez Road - The minimum bid is \$4,113 plus County of Los Angeles administration costs. The purpose of acquiring this property is for open space purposes.~~

- #2403 • ~~2080-015-018 (Tract #7094 Portion of Lots 50, 51, and Lot 52) - Old Topanga Canyon Road - The minimum bid is \$5,519 plus County of Los Angeles administration costs. The purpose of acquiring this property is for open space purposes.~~

- R • ~~2080-015-042 (Lot Com. At NE Cor. Of Lot 56 Tract #7094) - Old Topanga Canyon Road - The minimum bid is \$3,298 plus County of Los Angeles administration costs. The purpose of acquiring this property is for open space purposes.~~

26135 Mureau Road  
Calabasas, CA 91302-3172  
(818) 878-4225  
Fax (818) 878-4215

received  
2-23-04  
S. Lewis

RECEIVED FEB 17 2004

Joyce Parker-Bozylinski, Project Planner has been assigned to this project and can be contacted at (818)878-4242 ext. 234. The City of Calabasas looks forward to working with County staff in completing this tax-default property transaction.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Coroalles', with a stylized, sweeping flourish extending to the right.

Tony Coroalles  
City Manager

cc: Steve Craig, Community Development Director



**COUNTY OF LOS ANGELES  
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION  
225 NORTH HILL STREET, ROOM 130  
P.O. BOX 512102  
LOS ANGELES, CALIFORNIA 90051-0102



**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR

**Application to Purchase Tax Defaulted Subject to Power to Sell Property**


Name of Organization: CITY OF CALABASAS  
*(name of the city, county, district, redevelopment agency or state)*

Application to Purchase:   X   Objection to a Current Pending Chapter 7 Sale  
(check one)        Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring the Property The purpose of acquiring these properties is for open space purposes.

List the Propertie(s) by Assessor's Identification Number:

2072-020-002  
2080-015-042

Authorized Signature: 

Title: City Manager

Date: 4/12/04

Agreement Number: 2427

§§3695, 3695.4, 3695.5 3791, 3891.3 and 3791.4

**ACTION AGENDA  
REGULAR CITY COUNCIL MEETING  
FEBRUARY 18, 2004**

**CLOSED SESSION**

The City Council convene at 7:01 p.m. and adjourned into closed session in Conference Room No. 2 to confer with legal counsel regarding the following:

1. Real property negotiations, pursuant to Government Code, Section 54956.8  
Negotiating parties: City of Calabasas and Kilroy Realty Corporation.  
Instruction: Discussion of potential acquisition and development.  
Identity of property: Parking lot adjacent to Civic Center site, APN 2068-003-027.
2. Potential litigation, pursuant to Government Code Section 54956.9(b), receipt of claim pursuant to Tort Claims Act or other written communication from Pamela Azar threatening litigation. A copy is available for public inspection in the City Clerk's office.
3. Real property negotiations, pursuant to Government Code, Section 54956.8  
Negotiating parties: City of Calabasas and New Millennium Homes (NMH).  
Instruction: Discussion regarding property within NMH development.  
Identity of property: Tract No. 35596-09, Lot No. 11.

***No reportable action.***

**APPROVAL OF MINUTES**

December 8, 2003

***APPROVED.***

**SPECIAL ITEM**

1. Consideration and award of Community Service Funding. ***Approved funding for several applicants.***
2. Presentation and staff direction regarding the Parks and Recreation Master Plan update. ***Received and filed with staff direction.***
3. Status report on current state of City finances. ***TABLED.***

**CONSENT ITEMS**

4. Authorization to award contract to California Commercial Pools in the amount of \$130,000 for the installation of a Therapeutic/Teaching Pool at the Calabasas Tennis and Swim Center, Specification No. 03-04-06. ***APPROVED.***
5. Recommendation to approve an allocation of \$25,000 to the Santa Monica Mountains Conservancy and \$5,000 to Mountains Restoration Trust from Account No. 11-000-0220-00 to meet a required 20% match for a California Parks and Recreation Grant for the construction of Juan Bautista de Anza Trail. ***APPROVED.***
6. Adoption of Resolution No. 2004-862, to support and participate in the North Santa Monica Bay

Watersheds Task Force and develop a Regional Watersheds Implementation Plan with the County of Los Angeles and stakeholders. **APPROVED.**

7. Recommendation to approve the appointment of Cathey Sinai by Councilmember Washburn to the Public Safety Commission, term ending March 31, 2005. **APPROVED.**
8. Recommendation to approve a Rent Subsidy Agreement with Calabasas Crest, Ltd. for the Calabasas Mobile Estates at 23777 Mulholland Highway. **APPROVED.**
9. Recommendation to approve the purchase of four Los Angeles County tax defaulted properties in the amount of \$25,006, APN's 2072-020-002; 2072-030-016; 2080-015-018; and 2080-015-042. **APPROVED.**
10. Recommendation to approve the purchase of the Malibu Hills Road tax defaulted property in the amount of \$9,288.44, APN 2064-025-002. **APPROVED.**
11. Recommendation to approve the proposed street names for Vesting Tentative Tract Map No. 53534 for the Pazar/Shea Homes development located at 4700 Las Virgenes Road. **APPROVED.**
12. Adoption of Resolution No. 2004-863, proclaiming Sunday, March 7, 2004, as Arbor Day in the City of Calabasas. **APPROVED.**
13. Adoption of Resolution No. 2004-864, consenting to an amendment to the bylaws of the Calabasas Education Fund. **APPROVED.**
14. Recommendation to approve an amended Joint Powers Authority Agreement for the Agoura Hills/Calabasas Community Center. **TABLED.**
15. Recommendation to extend Charter's Mulwood and Lost Hills Cable Franchises from March 1, 2004 to April 1, 2004. **APPROVED.**

#### **UNFINISHED BUSINESS**

16. Discussion regarding traffic mitigation measures at Park Ora and Valmar Road; and authorization to advertise and obtain bids for a traffic signal at that location. **APPROVED.**

#### **NEW BUSINESS**

17. Discussion and potential staff direction regarding Pre-Application 03-12, Morrison Ranch, a request to amend the General Plan Land Use designation at 5539 Las Virgenes Road. **Direction given to staff, no action taken.**
18. Review of current sidewalk and concrete rehabilitation needs; and recommendation to authorize staff to obtain bids for Annual Citywide Concrete Rehabilitation Project, Specification No. 03-04-03. **APPROVED.**

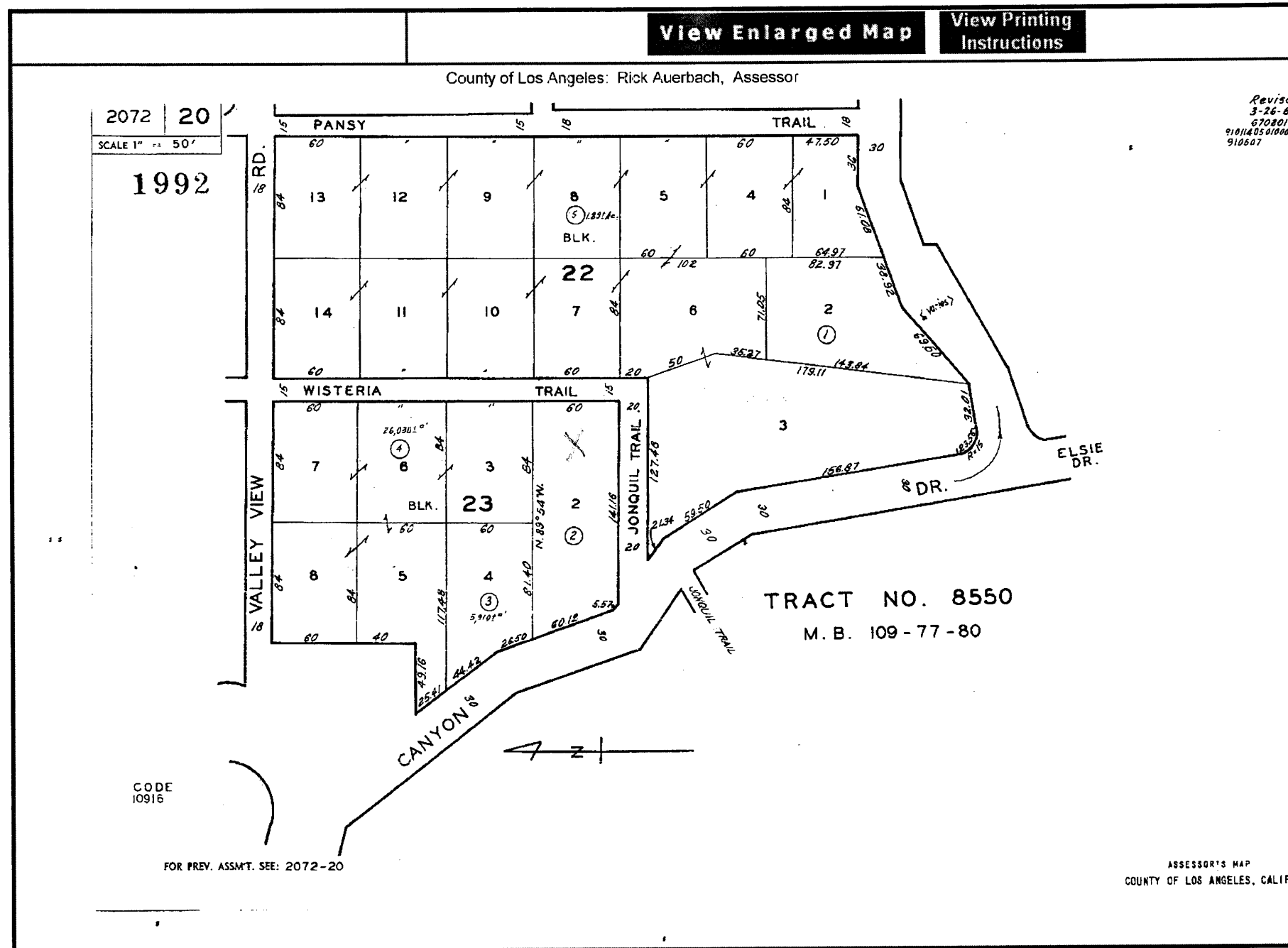
#### **INFORMATIONAL REPORTS**

19. Presentation regarding the Headwaters Corner Management Agreement with Mountains Restoration Trust. ***Direction given to staff, no action taken.***
20. Report regarding potential transplant of an oak tree located on a City owned parcel behind the Calabasas Union 76 Station. ***NO ACTION TAKEN.***
21. February 2004 Warrant Register. ***NO ACTION TAKEN.***

**ADJOURN**

Adjourned at 11:23 p.m.

**IF YOU NEED MORE INFORMATION, PLEASE CONTACT THE SPECIFIC DEPARTMENT.**



**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF CALABASAS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By   
Principal Deputy County Counsel


If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code



The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:  
CITY OF CALABASAS

By   
Mark Somsky, Deputy City Clerk

(seal)  
ATTEST:

Board of Supervisors  
Los Angeles County

By \_\_\_\_\_  
Clerk of the Board of Supervisors

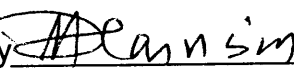
By \_\_\_\_\_  
Chairman of the Board of Supervisors

By \_\_\_\_\_  
Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By   
Michael Harrison, Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER

**SUPERVISORIAL DISTRICT 3**  
**AGREEMENT NUMBER 2427**

**EXHIBIT "A"**

<b><u>LOCATION</u></b>	<b><u>FIRST YEAR DELINQUENCY</u></b>	<b><u>DEFAULT NUMBER</u></b>	<b><u>PURCHASE PRICE</u></b>	<b><u>PURPOSE OF ACQUISITION</u></b>
CITY OF CALABASAS	1997	2072-020-002	\$12,950.00*	OPEN SPACE

**LEGAL DESCRIPTION**

TRACT # 8550 LOT 2 BLK 23

\* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF CALABASAS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

Office of the County Counsel

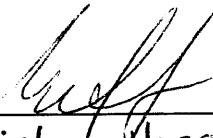
By   
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:  
CITY OF CALABASAS

By   
~~Michael Harrison, Mayor~~  
Mark Jomsky, Deputy City Clerk

(seal)

ATTEST:

Board of Supervisors  
Los Angeles County

By \_\_\_\_\_  
Clerk of the Board of Supervisors


By \_\_\_\_\_  
Chairman of the Board of Supervisors

By \_\_\_\_\_  
Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By   
Michael Harrison, Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER

**SUPERVISORIAL DISTRICT 3**  
**AGREEMENT NUMBER 2427**

**EXHIBIT "A"**

<b><u>LOCATION</u></b>	<b><u>FIRST YEAR DELINQUENCY</u></b>	<b><u>DEFAULT NUMBER</u></b>	<b><u>PURCHASE PRICE</u></b>	<b><u>PURPOSE OF ACQUISITION</u></b>
CITY OF CALABASAS	1997	2072-020-002	\$12,950.00*	OPEN SPACE

**LEGAL DESCRIPTION**

TRACT # 8550 LOT 2 BLK 23

\* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT NUMBER 2400**

**CITY OF LONG BEACH**

**FOURTH SUPERVISORIAL DISTRICT**



# CITY OF LONG BEACH

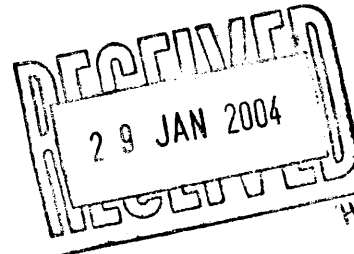
DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

January 29, 2004

DIST. 4  
AA 2400

Sharon Perkins  
Operations Chief  
Secured Property Tax Division  
County of Los Angeles  
225 N. Hill St., Room 130  
Los Angeles, CA 90051-0102  
12



**Subject: 2004A Tax Sale**

Dear Ms. Perkins:

In accordance with your memo of November 21, 2003, the City of Long Beach has identified the following tax defaulted properties, in the City of Long Beach, for public acquisition under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code:

<u>Parcel No.</u>	<u>Purpose for Acquisition</u>	<u>Site Address</u>
7209-021-019 ✓	Mini-Park	1826 Pacific Ave
7209-021-021 ✓	Mini-Park	1820 Pacific Ave
<del>7431-026-040</del> BK	Mini-Park	1501 W. 19 <sup>th</sup> St.
7431-026-011 OK	Mini-Park	none
7431-026-012 BK	Mini-Park	none
7202-028-044 ✓	Park	none
7202-028-049 ✓	Park	none
<del>7075-027-029</del> R	Rehab & re-sell to low/mod income buyers	8060 E. Tarma St
<del>7118-006-024</del> R	Rehab & re-sell to low/mod income buyers	1643 E. Poppy
7119-009-014 ✓	Rehab & re-sell to low/mod income buyers	2242 E. Poinsettia
7126-021-007 ✓	Rehab & re-sell to low/mod income buyers	340 E. 56 <sup>th</sup> St.
7126-025-017 ✓	Rehab & re-sell to low/mod income buyers	91 E. 55 <sup>th</sup> St.
7224-026-026 ✓	Rehab & re-sell to low/mod income buyers	5336 E. Daggett
<del>7256-024-022</del> R	Rehab & re-sell to low/mod income buyers	169 Quincy
7260-007-019 ✓	Rehab & re-sell to low/mod income buyers	2755 E. 17 <sup>th</sup> St.
<del>7303-002-032</del> MH	Rehab & re-sell to low/mod income buyers	6889 Coachella
<del>7312-001-014</del> R	Rehab & re-sell to low/mod income buyers	3328 Santa Fe
<del>7341-026-040</del> BK	Rehab & re-sell to low/mod income buyers	501 W. 19 <sup>th</sup> St.
7431-026-011 BK	Develop housing for low/mod income buyers	none
<del>7431-026-012</del> BK	Develop housing for low/mod income buyers	none
<del>7125-032-001</del> R	Rehab & re-sell to nonprofit org. with occupancy restricted to low-income households	400 E. Hullet St.
7274-020-028 MH	Rehab & re-sell to nonprofit org. with occupancy restricted to low-income households	753 N. Washington Pl



# COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR



KENNETH HAHN HALL OF ADMINISTRATION  
225 NORTH HILL STREET, ROOM 130  
P.O. BOX 512102  
LOS ANGELES, CALIFORNIA 90051-0102

**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR

## Application to Purchase Tax Defaulted Property Subject to Power to Sell

Name of Organization: City of Long Beach  
(name of the city, county, district, redevelopment agency or state)

Application to Purchase: X Objection to a Current Pending Chapter 7 Sale  
(check one)        Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring The property Park.

List the Propertie(s) by Assessor's Parcel Number:

7202-028-044  
7202-028-049

Authorized Signature: [Signature]

Title: CITY MANAGER

Date: 5-19-04

APPROVED AS TO FORM

5/17, 2004  
**ROBERT E. SHANNON**, City Attorney

BY [Signature]  
ASSISTANT CITY ATTORNEY

Agreement Number: 2400



RESOLUTION NO. C-28353

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AUTHORIZING THE EXECUTION  
OF A CHAPTER 8 AGREEMENT WITH THE COUNTY OF  
LOS ANGELES TO ACQUIRE TAX-DEFAULTED  
PROPERTY

WHEREAS, the City of Long Beach, California (the "City") is engaged in  
activities to increase open space; and

WHEREAS, the City has been notified by the County of Los Angeles that  
certain property described in Exhibit "A" hereto (the "Property") was deemed "Subject to  
Power to Sell" for default of property taxes and is scheduled to be sold at public auction;  
and

WHEREAS, Division 1, Part 6, Chapter 8 of the Revenue and Taxation  
Code permits the City to acquire such Property, prior to a public auction, for an amount  
equal to the defaulted property taxes; and

WHEREAS, the City has considered acquiring the Property pursuant to a  
"Chapter 8 Agreement" with the County of Los Angeles and reviewed and evaluated the  
proposed acquisition in relation to public park objectives and the rehabilitation of  
dwellings in order to sell them to low and moderate-income homebuyers; the staff report  
prepared on this matter; and all of the information and evidence presented at the  
meeting; and

WHEREAS, the City has determined that the acquisition of the Property is  
in the best interest of the City and its residents;

NOW, THEREFORE, the City Council of the City of Long Beach, resolves  
as follows:

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1 Section 1. The City finds and determines, based upon substantial  
2 evidence provided in the record before it, that the acquisition of the Property will support  
3 the City's efforts to acquire and construct open space and dwellings for sale to low and  
4 moderate-income homebuyers.

5 Sec. 2. Pursuant to provisions of the Revenue and Taxation Code, the  
6 City Manager is authorized to enter into a Chapter 8 Agreement with the County of Los  
7 Angeles, in order to complete the acquisition of the Property for the public park  
8 purposes.

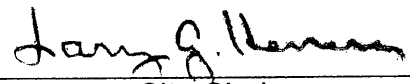
9 Sec. 3. This resolution shall take effect immediately upon its adoption by  
10 the City Council, and the City Clerk shall certify the vote adopting this resolution.

11  
12 I hereby certify that the foregoing resolution was adopted by the City  
13 Council of the City of Long Beach at its meeting of April 20, 2004, by the  
14 following vote:

15 Ayes: Councilmembers: Lowenthal, Carroll, Kell,  
16 Richardson, Reyes Uranga, Webb,  
17 Lerch, Colonna.

18  
19 Noes: Councilmembers: None.

20  
21 Absent: Councilmembers: Baker.

22  
23  
24   
25 City Clerk

26 MJM:KJM 4/12/04 #04-01463

27 L:\APPS\CtyLaw32\WPDOCS\ID012\IP003\00058965.WPD

### Chapter 8 Los Angeles County Tax Defaulted Properties - 2003B

Agrmt. No.	APN No.	Address	Purchase Price	Purchasing Department	Use of Property
2341	7269-026-016	1470 Long Beach Blvd	54,854.77	Com Dev LBHDC	Blight removal; develop & re-sell to Low/Mod income buyers
<i>Sub-total</i>			\$ 54,854.77		

### Chapter 8 Los Angeles County Tax Defaulted Properties - 2004A

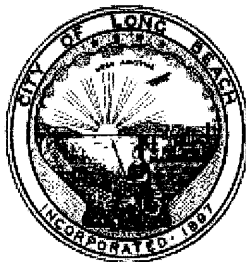
Agrmt. No.	APN No.	Address	Purchase Price	Purchasing Department	Use of Property
2400	7119-009-014	2242 E. Poinsettia	\$ 14,866.00	Community	Rehab & re-sell to Low/Mod income buyers
	7120-001-044	2890 E. Artesia	4,410.00	Development	Rehab & re-sell to Low/Mod income first time buyer
	7126-021-007	340 E. 56th St.	10,579.00	Long Beach	Rehab & re-sell to Low/Mod income buyers
	7126-025-017	91 E. 55th St.	6,874.00	Housing	Rehab & re-sell to Low/Mod income buyers
	7224-026-026	5336 E. Daggett	21,262.00	Development	Rehab & re-sell to Low/Mod income buyers
	7258-005-001	1090 Obispo	38,912.00	Company	Convert motel into single family occupancy bldg.
	7258-005-002	1082 Obispo	20,292.00		Rehab & re-sell to nonprofit org.restricted to low-income households
	7260-007-019	2755 E. 17th St.	14,765.00		Rehab & re-sell to Low/Mod income buyers
<i>Sub-total</i>			\$ 131,960.00		

2400	7202-028-044	19th & L.A. River	\$ 2,701.00	Parks, Rec, Marine	Park
	7202-028-049	20th & L.A. River	1,225.00		Park
<i>Sub-total</i>			\$ 3,926.00		

**CITY OF LONG BEACH  
CITY COUNCIL AGENDA**

Bonnie Lowenthal, 1st District  
Dan Baker, 2nd District  
Frank Colonna, Vice Mayor, 3rd District  
Dennis Carroll, 4th District

Gerald R. Miller, City Manager  
Larry G. Herrera, City Clerk



Beverly O'Neill, Mayor

**TUESDAY, APRIL 20, 2004  
COUNCIL CHAMBERS, 5:00 PM**

Jackie Kell, 5th District  
Laura Richardson, 6th District  
Tonia Reyes Uranga, 7th District  
Rob Webb, 8th District  
Val Lerch, 9th District

Robert E. Shannon, City Attorney

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**FINISHED AGENDA & DRAFT MINUTES**

Mayor Pro Tempore Colonna presiding.

Call To Order

Roll Call (05:01 PM)

Present: *Lowenthal; Colonna; Carroll; Kell; Richardson; Reyes Uranga; Webb; Lerch*

Absent: *Baker; Mayor O'Neill*

Invocation by Reverend Paula Ferris, First United Methodist Church, Long Beach.

Flag salute conducted by Stephanie Garcia and Daniel Lopez.

Jo Trent, SPCA-LA, introduced a feline for the Pet Adoption Program.

Councilmember Bonnie Lowenthal, First District, made presentations to community members and organizations for their significant contributions to the First District.

**HEARINGS (05:46 PM)**

**1. Resolution No. C-28335, Intention to vacate east-west alley east of Atlantic Avenue and north of Third Street. (District 1) (Doc. 2) (05:47 PM)**

*Suggested Action: Continue hearing to Tuesday, June 1, 2004, at 5:00 P.M.*

Motion: Continue hearing to June 1, 2004, at 5:00 P.M.  
Moved by Lowenthal, seconded by Lerch.

Vote: Carried 6-0.

Yes: *Lowenthal; Colonna; Kell; Richardson; Reyes Uranga; Lerch*

Absent: *Baker; Carroll; Webb*

**2. Resolution No. C-28336, Intention to vacate a portion of the east-west alley west of Redondo Avenue and north of Anaheim Street. (Resolution ordering the vacation of a portion of the east-west alley west of Redondo Avenue and north of Anaheim Street in**

Moved by Lowenthal, seconded by Carroll.

Thomas Murphy

Vote: Carried 8-0.

Yes: *Lowenthal; Colonna; Carroll; Kell; Richardson; Reyes Uranga; Webb; Lerch*

Absent: *Baker*

**51. Adopt Plans and Specifications No. R-6631, award contract to Palp, Inc., dba Excel Paving Co., for Anaheim Street Transportation Improvement Project (Districts 1,2,4,6) (Doc. 111) (09:36 PM)**

*Suggested Action: Adopt Plans and Specifications;*

*Authorize City Manager to award the contract in an estimated amount of \$3,072,342, and execute the contract and all necessary documents related to the contract; and*

*Increase appropriations in the Capital Projects Fund (CP) in the Department of Public Works (PW) by \$1,900,000.*

Motion: Adopt Plans and Specifications;

Authorize City Manager to award the contract in an estimated amount of \$3,072,342, and execute the contract and all necessary documents related to the contract; and

Increase appropriations in the Capital Projects Fund (CP) in the Department of Public Works (PW) by \$1,900,000.

Moved by Lowenthal, seconded by Carroll.

Vote: Carried 7-1.

Yes: *Lowenthal; Colonna; Carroll; Richardson; Reyes Uranga; Webb; Lerch*

No: *Kell*

Absent: *Baker*

## **RESOLUTIONS (09:37 PM)**

**52. Resolution authorizing the execution of a Chapter 8 agreement with the County of Los Angeles to acquire tax-defaulted properties. (Districts 1,4,7,8,9) (Doc. 112) (09:37 PM)**

*Suggested Action: Adopt resolution and authorize City Manager to execute a Chapter 8 Agreement and any other necessary documents for the purchase of the properties.*

*Authorize City Manager to execute all necessary documents to convey to The Long Beach Housing Development Company, after successful acquisition, Assessor Parcel Numbers (APN) 7119-009-014, 7120-001-044, 7126-021-007, 7126-025-017, 7224-026-026, 7258-005-001, 7258-005-002, 7260-007-019 and 7269-026-016.*

Motion: Adopt Resolution No. C-28353 and authorize City Manager to execute a Chapter 8 Agreement and any other necessary documents for the purchase of the properties.

Authorize City Manager to execute all necessary documents to convey to The Long Beach Housing Development Company, after successful acquisition, Assessor Parcel Numbers (APN) 7119-009-014, 7120-001-044, 7126-021-007, 7126-025-017, 7224-026-026, 7258-005-001, 7258-005-002, 7260-007-019 and 7269-026-016.

Moved by Lowenthal, seconded by Carroll.

Vote: Carried 8-0.

Yes: *Lowenthal; Colonna; Carroll; Kell; Richardson; Reyes Uranga; Webb; Lerch*

Absent: *Baker*

**53. Resolution approving a Memorandum of Understanding with the Long Beach Management Association, authorizing and directing the City Manager to execute such memorandum and directing certain implementing and related actions. (Docs. 113-114) (09:37 PM)**

*Suggested Action: Adopt resolution allowing the negotiated compensation matters to be implemented on the effective date set forth in the Memorandum of Understanding with the Long Beach Management Association and applying the provisions of these compensation matters to all other unrepresented management employees appointed by the City Manager.*

*Adopt Memorandum of Understanding with the Long Beach Management Association.*

Motion: Adopt Resolution No. C-28354 allowing the negotiated compensation matters to be implemented on the effective date set forth in the Memorandum of Understanding with the Long Beach Management Association and applying the provisions of these compensation matters to all other unrepresented management employees appointed by the City Manager.

Adopt Memorandum of Understanding with the Long Beach Management Association.

Moved by Lowenthal, seconded by Carroll.

Lew Nelson

Vote: Carried 7-0.

Yes: *Lowenthal; Colonna; Carroll; Kell; Richardson; Webb; Lerch*

Absent: *Baker; Reyes Uranga*

**54. Resolution in support of the Gang Prevention and Effective Deterrence Act of 2003. (Doc. 115) (09:42 PM)**

*Suggested Action: Adopt resolution.*

Motion: Adopt Resolution No. C-28355.

Moved by Richardson, seconded by Kell.

Vote: Carried 8-0.

# The City of Long Beach

## WHAT WE BELIEVE

### THE CITY'S BUSINESS IS SERVICE

We are committed to providing quality service to our diverse community in ways that are helpful, caring, and responsive.

### WORKING TOGETHER TO SERVE

We believe that the success of our organization depends on teamwork, mutual trust, and honesty achieved through commitment to the following values:

#### **Participation**

by

citizens and City team members in setting and attaining the City's goals.

#### **Communication**

with

one another and with citizens.

#### **Courtesy**

in

all personal relations.

#### **Integrity**

in

everything we do.

#### **Loyalty**

to

our community, to this organization, and to each team member.

#### **Innovation**

in

meeting the present and future needs of the City.

#### **Responsibility**

as

a team for the efficient and effective delivery of services.

#### **Pride**

in

our work, in our dedication to public service,  
and in being the best we can be.

View Enlarged Map

View Printing  
Instructions

County of Los Angeles: Rick Auerbach, Assessor

7202 28  
SCALE 1" = 80'

1997

REVISED  
5-14-6491071722002004-10  
95020005008001-10  
96015000000001-10  
96112510001004-10PACIFIC FOUNTAIN TRACT  
M. B. 8 - 152CODE  
5501

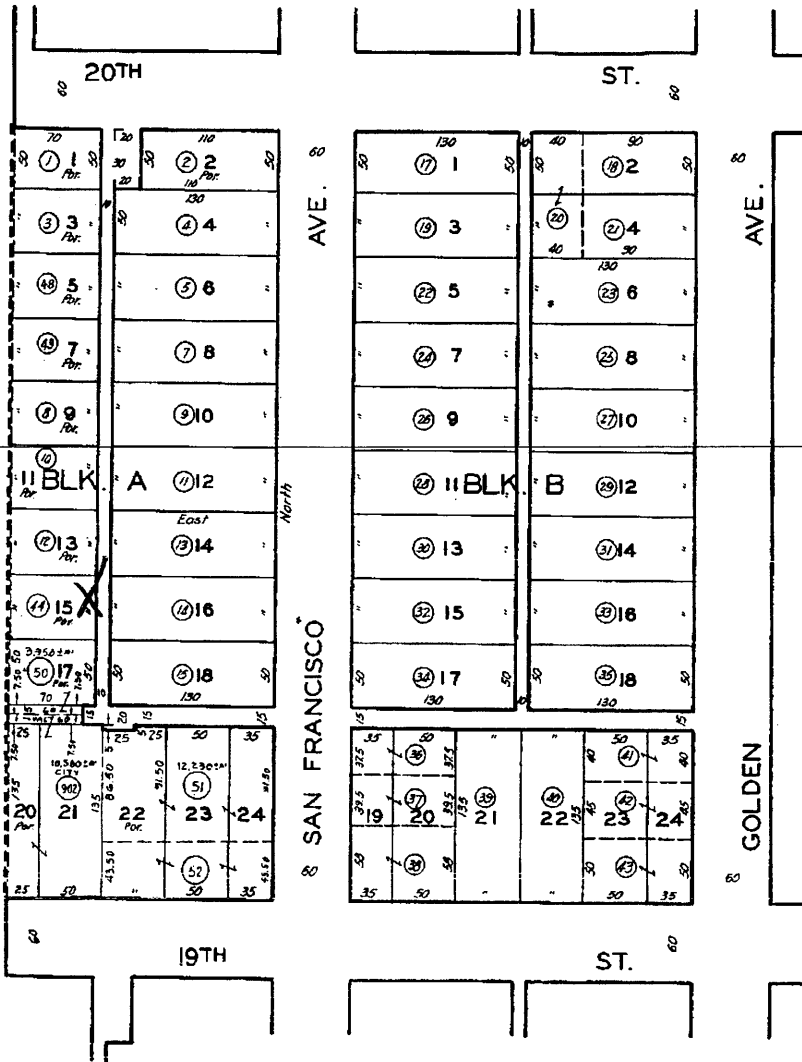
FOR PREV. ASSM'T. SEE: 380 - 12 &amp; 13

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

LOS ANGELES RIVER

SAN FRANCISCO AVE.

North





View Enlarged Map

View Printing  
Instructions

County of Los Angeles: Rick Auerbach, Assessor

7202 | 28  
SCALE 1" = 80'

1997

REVISED  
5-14-6491071702007004-10  
95020005008001-10  
96001500002001-10  
96112510001004-10PACIFIC FOUNTAIN TRACT  
M. B. 8 - 152CODE  
5501

FOR PREV. ASSM'T. SEE: 380 - 12 &amp; 13

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY  
(Public/Taxing Agency)**

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF LONG BEACH** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN  
County Counsel

By   
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF LONG BEACH

By   
City Manager

A. PROVER AS TO FORM ROBERT SHANN CITY CITY ATTORNEY  
4/7/2004 By   
PRINCIPAL DEPUTY CITY ATTORNEY

(seal)

Board of Supervisors  
Los Angeles County

ATTEST:

By \_\_\_\_\_  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Chairman of the Board of Supervisors

By \_\_\_\_\_  
Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By \_\_\_\_\_  
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER

AGREEMENT NUMBER 2400

**SUPERVISORIAL DISTRICT 4**  
**AGREEMENT NUMBER 2400**

**EXHIBIT "A"**

<b><u>LOCATION</u></b>	<b><u>FIRST YEAR DELINQUENCY</u></b>	<b><u>DEFAULT NUMBER</u></b>	<b><u>PURCHASE PRICE</u></b>	<b><u>PURPOSE OF ACQUISITION</u></b>
CITY OF LONG BEACH	1997	7202-028-044	\$ 2,701.00*	PARK

**LEGAL DESCRIPTION**

PACIFIC FOUNTAIN TRACT E 70 FT OF LOT 15 BLK A

CITY OF LONG BEACH	1997	7202-028-049	\$ 1,225.50*	PARK
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**LEGAL DESCRIPTION**

PACIFIC FOUNTAIN TRACT E 70 FT OF LOT 7 BLK A

\* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT TO PURCHASE  
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY**

(Public/Taxing Agency)

This Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF LONG BEACH** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN  
County Counsel

By   
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF LONG BEACH

By [Signature]  
City Manager

APPROVED AS TO FORM ROBERT E. SHANNON, City Attorney

4/27 2004 By [Signature]  
PRINCIPAL DEPUTY CITY ATTORNEY  
(seal)

ATTEST:

Board of Supervisors  
Los Angeles County

By \_\_\_\_\_  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Chairman of the Board of Supervisors

By \_\_\_\_\_  
Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By \_\_\_\_\_  
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER

**SUPERVISORIAL DISTRICT 4**  
**AGREEMENT NUMBER 2400**

**EXHIBIT "A"**

<b><u>LOCATION</u></b>	<b><u>FIRST YEAR DELINQUENCY</u></b>	<b><u>DEFAULT NUMBER</u></b>	<b><u>PURCHASE PRICE</u></b>	<b><u>PURPOSE OF ACQUISITION</u></b>
CITY OF LONG BEACH	1997	7202-028-044	\$ 2,701.00*	PARK

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